

SHUGART
WASSE
WICKWIRE

architecture & interiors

8/15/2017

Christopher A. Ndifon Sr.
Land Use Planner
City of Seattle, DCI
700 5th Ave, S 2000
Seattle, WA 98124

Re: SDCI Project #: 3028965
4311 7th Ave NE
Seattle, WA

Shugart Wasse Wickwire (SWW) has outlined our meeting notes below regarding land use information received during our paid zoning coaching meeting conducted on Tuesday, August 15th at the City of Seattle.

Attending:

Christopher A. Ndifon Sr
Charlie Shugart, AIA
Steve Hartley
Chris
Blake

SDCI
SWW
BlueStar

Current Zone:

MR(M1) Zone, University Urban District and Village

Mid-rise (Affordable Housing)

Permitted Use

SWW confirmed that the proposed build could either contain up to 20 two and three bedroom units or as many as 46 to 50 Small Efficiency Dwelling Units (S.E.D.U.) and each are permitted outright in the Land Use code for the MR (M1) zone.

S.E.D.U. Threshold Limits (per DR2016-7)

Small Efficiency Dwelling Units shall have a single sleeping rooms of at least 150 SF net
Gross Dwelling Unit Floor area shall be at a minimum of 220 SF but not exceed 320 SF

**** exceptions:** total gross unit size can be increased only to meet the minimum requirements for accessibility provisions for Type A units on a "case by case basis" (DR2016-7)

Allowable F.A.R. calculations

The following FAR calculation discussion was confirmed. The base FAR for the MR zone is 4.25. It will be expanded to 4.5 based on the (M1) zone update for mandatory affordable housing.

Allowable Height

60'/80'

Affordable housing requirements apply whether the building is built to either the 60 or 80 foot height limit.

Threshold for Design Review

The thresholds for Design Review were confirmed. Design Review and SEPA thresholds are governed by either the number of units and or the gross floor area of the whole building, not just the allowed area of FAR. The following are the thresholds for Design Review in the MR (M1) zone for a single purpose residential building.

Projects with 20 residential units or fewer are exempt from both Design Review and SEPA

Projects with more than 20 standard residential units requires Full Design Review and SEPA

Projects with more than 20 units with 50% or more being Small Efficiency Dwelling Units (SEDU) require:

Streamline Design Review	5,000 to 11,999 sf
Administrative Design Review.	12,000 to 19,999 sf
Full Design Review	Greater than 20,000 sf

Rear Yard Requirements for this site

Because the front property line and rear property line are not parallel, it was confirmed the west boundary (rear property line) will be considered a side yard as opposed to a "rear" yard for setback requirements. The side setback requirement for this zone is an average of 7 feet with a 5 foot minimum to 42 feet in height, and 10 foot average with a 7 foot minimum from 42 feet to 80 feet.

Required Parking quantity, location and access

No parking is required in this zone.

Affordable Housing Requirements

We were directed to speak with Megan Neuman, Land Use Planner Supervisor for all Affordable Housing requirements pertinent to our site and zone.

End of meeting minutes